

Attachment 2: VDOT SSAR Definitions

Compact Area Type:

The Compact area type is where the highest levels of development are planned to occur. The SSAR lists five criteria which define this area. If one or more of the criteria apply to an area, it will be defined as “Compact” and will be required to meet all applicable requirements within the SSAR. The following is a description of the Compact criteria:

1. An area designated by the local governing body in its local Comprehensive Plan as an “urban development area.” Urban development areas are generally designated by a locality with a population of at least 20,000 and a growth rate of at least 5% since the last census. They can also be designated by a smaller locality with population growth of 15% or more. The exact definition is included in §15.2-2223.1 of the Virginia Code.
 2. An area located in a “smoothed urbanized area.” This includes U.S. Census Bureau defined areas with a population density of at least 1,000 people per square mile and surrounding census blocks that have an overall density of at least 500 people per square mile; the term “urbanized area” denotes an area of 50,000 or more people.
 3. An area for which the local governing body has approved a resolution or ordinance designating the area as “Compact” for the purpose of the SSAR requirements, provided that the area is designated in the adopted local comprehensive plan as an area for median lot sizes no greater than one half acre.
 4. An area located in a locally “designated transfer of development rights” receiving area; localities should possess documentation as to the exact location of these areas. Transfer of development rights are discussed in §§15.2-2316.1 and 15.2-2316.2 of the Virginia Code.
 5. An area located in a “smoothed urban cluster boundary.” Urban cluster refers to an area with a population of between 2,500 and 49,999 people.
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Suburban Area Type:

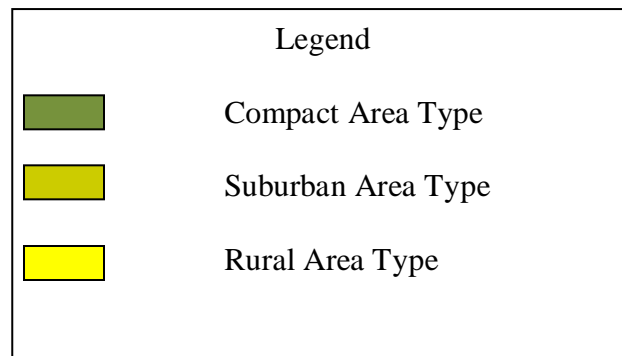
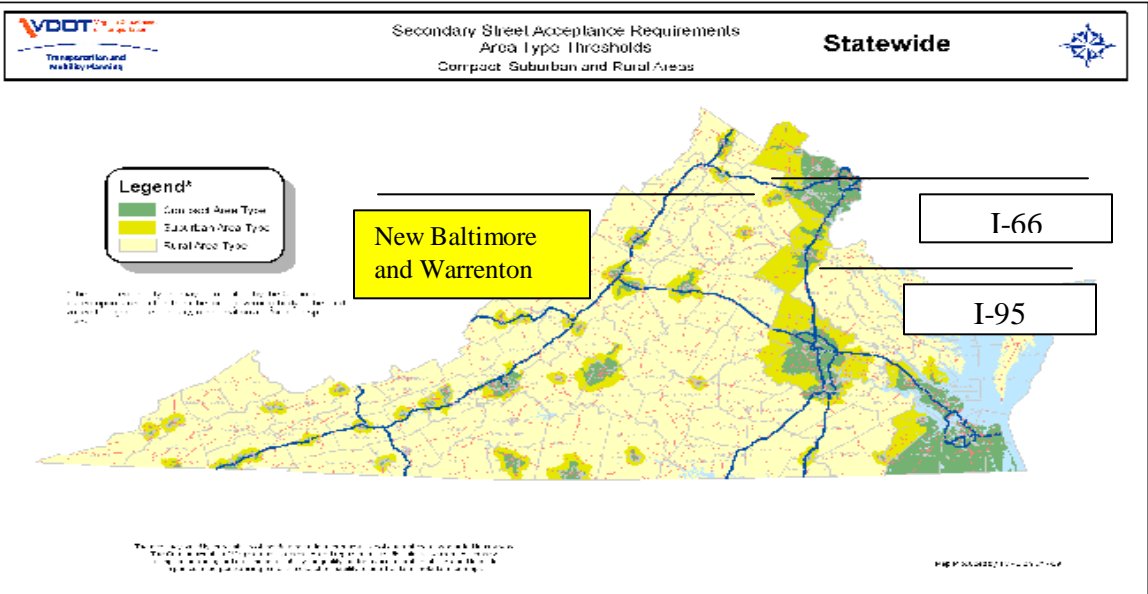
The SSAR includes five criteria related to the Suburban area type. A proposed development will be included within this area type if it meets one or more of the following criteria and does not meet any of the Compact area type’s criteria:

1. Located outside of a “smoothed urbanized area” as defined above, but within an official Metropolitan Planning Organization study area.
2. Located within a two mile radius of an “urban development area” (see definition within the Compact area description above).
3. Located within two miles of a “smoothed urban cluster” area.

4. Located within a designated “cluster development” area as established by the local governing body pursuant to §15.2-2286.1. Such an area is characterized by lots being concentrated within a specific area and generally a larger area being reserved and maintained for either open space or recreational community uses.
 5. The local governing body has approved a resolution or ordinance designating the area as “Suburban” for the purposes of the SSAR and provided that the area is designated in the adopted local comprehensive plan as an area for suburban development with median lot sizes no greater than two acres.
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Rural Area Type

All areas of the state that are not described by the criteria used to define the Compact and Suburban area types are designated to be within the Rural Area Type.



VDOT DESIGNATED AREA TYPES STATEWIDE